

DEVELOPMENT SERVICES

**Commercial Final Development Plan
Applicant's Letter**

Date: Wednesday, March 12, 2025

To:

Applicant: Wellner Architects, Inc.

Email: jwellner@wellner.com

Engineer/Surveyor: Phill Nguyen

Email: pnguyen@cmtengr.com

Property Owner: CITY OF LEES SUMMIT

Email:

From: Grant White, Project Manager

Re:

Application Number: PL2024287

Application Type: Commercial Final Development Plan

Application Name: LXT - General Aviation Terminal

Location: 2720 NE HAGAN RD, LEES SUMMIT, MO 64064

Electronic Plans for Resubmittal

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats:

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multipage Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

Excise Tax

On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Development Services Department at (816) 969-1200.

Review Status:**Required Corrections:**

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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2. Sheet C121: 1. Refer to previous applicant letter concerning the profile view of water line W-1. PVC line is called-out, but the City requires C900 DR18 line, not PVC. Correction required. 2. Profile shows a 2 inch domestic water meter, but plan view on Sheet C119 shows a 2.5 inch meter. Reconcile the meter size on the plans, while recognizing the City does not sell a 2.5 inch water meter and does not allow 2.5 inch meters. 3. 8 inch public line west of coordinate 1017940.27/E2825902.43 should be extended to a point due west where a plug and valve can be installed creating a "clean" end of line (i.e., ending in a straight line) rather than as shown. This will allow for a future extension of the public water line with minimal impact. 4. You are not allowed to install a 90 degree fitting and direct-connect an 8 inch main to the water meter as shown. Correction required in accordance with the above comments. 5. Profile view for water line W-1 does not make sense. See comments above about prohibition of connecting an 8 inch public main to a water meter. 6. There are callouts for the copper line on the profile view that do not make sense. This profile view of this line shall be revised to show the extent of the public line to the end of the line, and there should be no 90 degree fittings, "terminal tie-ins", or other shown not in accordance with the plan view. 7. The "8 inch copper waterline pipe" note on the plans is shown on the public portion of the water line and is not allowed. C900 DR18 line is required. 8. Profile view of FS-1 is showing PVC line. The City requires C900 DR18, not PVC. 9. Profile view W-1 has a note specifying "connect to existing fire hydrant". Connecting to a fire hydrant is not allowed. 9. Recommend contacting me. There appear to be misunderstandings on water meter installation requirements specific to the City of Lee's Summit.

1. Sheet C119: 1. PVC water line is called-out, but C900 DR18 pipe is required. Correction required. 2. See comments related to the end of the line at N1017940.27/E2825902.43. A "clean" end of line pointing due west is required with a plug and a valve to facilitate easy extension in the future. Correction required. 3. Stationing was not provided on the plan view to coincide with the stationing shown on the profile view on Sheet C121. Correction required to show basic stationing on the public water main and private fire line. 4. PVC private sanitary sewer lateral was shown but not called-out in terms of DR. Minimum shall be SDR 26 for private sanitary sewer laterals, and shall be shown on the plan view and/or profile view (callout also missing on plan view on Sheet C121). 5. Missing domestic water line pipe material (8 inch copper is called-out, but see previous comments related to this issue). Assuming the line will be approximately 2 inch copper due to the short length and the fact copper is required from main to meter, and minimum 10 feet beyond meter which is very close to the building. Evaluation of pipe size and material required. 6. Connection to the water main shall be a threaded connection (i.e., corporation stop) to be installed by Water Utilities staff for all connections 2 inches and smaller, and shall be a tee for connections greater than 2 inches. Show the appropriate connection method and connection point to the main via notation and stationing on the plan view.

3. Submit a pdf version of the cost estimate with signature and seal by a design professional registered in the State of Missouri. The following items shall be required: 1. grading to establish proper drainage, 2. grading and compaction of the parking area, 3. pavement and curb and gutter, 4. aggregate base, including the area one (1) foot beyond the back of curb, 5. geogrid if applicable, including the area one (1) foot beyond the back of curb, 6. storm drainage structures such as inlets, junction boxes, and manholes, 7. storm lines greater than 10 inches diameter, 8. fire line, 9. domestic water line, 10. public water line extension, gates valves, fire hydrant relocation, 11. private sanitary sewer line, 12. private sanitary sewer manhole, 13. wye connection, 14. water main connections via tee or corporation stop, 15. erosion and sediment control devices, 16. final restoration including sodding, seeding, mulch, topsoil, and fertilizer.

Fire Review	Jim Eden	Assistant Chief	Approved with Conditions
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(816) 969-1303

Jim.Eden@cityofls.net

1. The FDC Storz connection shall be 4 inch and not the 6 inch that is shown.

Building Codes Review

Joe Frogge

(816) 969-1241

Plans Examiner

Joe.Frogge@cityofls.net

Approved with Conditions

1. Architectural/structural/MEP plans provided are not part of this review.
1/15/2025 - Acknowledged in letter.